

LOT 31 EMERALD LAKES S/D.
787-1992, 830-817, DC 1366-1594,

BALIGASA JUNALYN/CAMILA ROBERT
402 NW EMERALD LAKES DR
LAKE CITY, FL 32055

2025

28-3S-16-02372-131

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

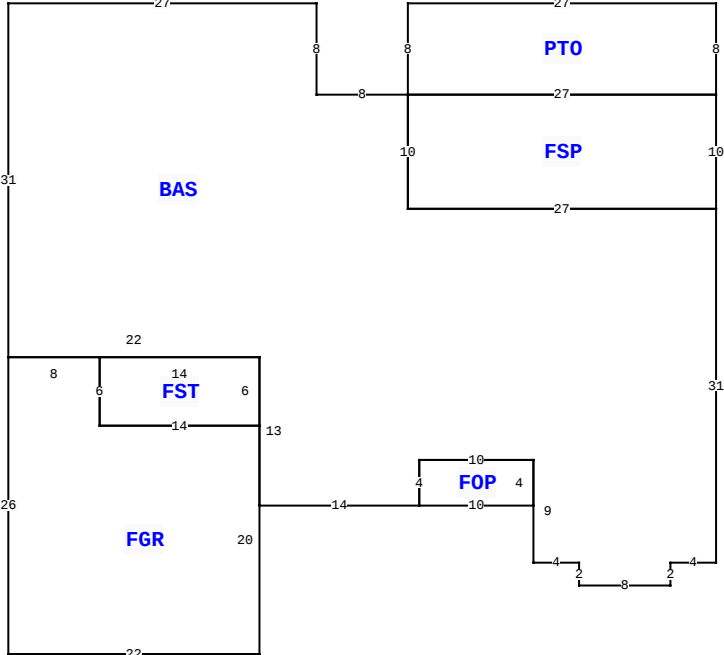
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	28316.050	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,948	100
FGR	488	55
FOP	40	30
FSP	270	40
FST	84	55
PTO	216	5
TOTALS	3,046	

MARKET ADJUSTMENTS

1 SINGLE FAM 100% - 2023

Heated Area: 1948

HX Base Yr 2023



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025
INC DATE		AG DATE	MLU

COLUMBIA COUNTY PROPERTY					
VALUATION SUMMARY		PAGE 1 of 1			
VALUATION BY	STANDARD				
Tax Group: 2	Tax Dist:				
BUILDING MARKET VALUE	315,777				
TOTAL MARKET OB/XF VALUE	11,105				
TOTAL LAND VALUE - MARKET	35,000				
TOTAL MARKET VALUE	361,882				
SOH/AGL Deduction	26,894				
ASSESSED VALUE	334,988				
TOTAL EXEMPTION VALUE	HX HB 50,722				
BASE TAXABLE VALUE	284,266				
TOTAL JUST VALUE	361,882				
NCON VALUE	0				
INCOME VALUE					
PREVIOUS YEAR MKT VALUE	340,588				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044143	Roof Replacement	9,500	04/08/2022
26853	MAINT/ALTR	40	03/17/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1474/306	8/24/2022	WD	Q	I	01	360,000
GRANTOR: BRYANT MARVIN DENNIS						
GRANTEE: BALIGASA JUNALYN						
1366/1597	8/13/2018	WD	Q	I	01	206,000
GRANTOR: KATHLEEN M SMITH						
GRANTEE: MARVIN DENNIS & MIC						

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0166	CONC, PAVMT	0	100	0	0	1,995.00	UT	1.50	1.50	100	0	0	3
2	0169	FENCE/WOOD	0	100	0	0	352.00	UT	13.50	13.50	100	2007	2007	3
3	0294	SHED WOOD/	0	100	12	20	240.00	UT	14.00	14.00	100	2007	2007	3

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00

TOTAL OB/XF 11,105

UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
35,000.00	3								